



**D O W N T O W N**  
**S P E C I F I C P L A N**

# Community Workshop

January 9, 2025

Welcome!

# Project Team



**SPECIFIC PLAN  
LEAD CONSULTANT**



**MOBILITY**



**RAILROAD  
STRATEGY**



**HISTORIC**



**ECONOMICS**



**ENVIRONMENTAL**

Morse Planning Group





# MEETING AGENDA

1. Downtown Lodi Specific Plan Overview
2. What is a Specific Plan
3. Discovery
4. Next Steps
5. Interactive Questionnaire





# SPECIFIC PLAN OVERVIEW



## CITY COUNCIL STRATEGIC GOAL - DOWNTOWN

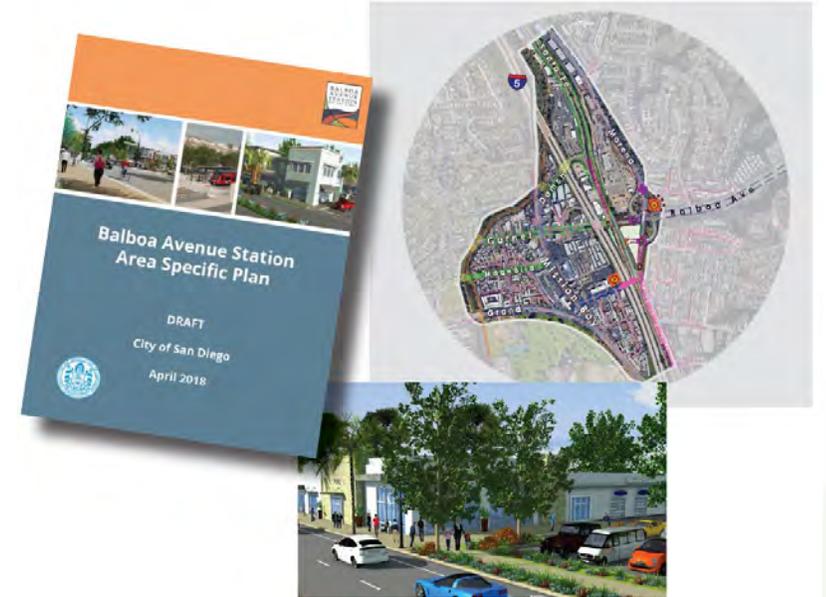
Realize a lively  
mixed-use,  
walkable  
commercial  
downtown district

- Expand opportunities for **downtown living**
- Preserve downtown's **historic character**
- Ensure accessibility for multi-modal **transportation and public safety**
- Promote the use of **public facilities**
- Expand Downtown **mixed-use zoning**
- Adopt policies that incentivize the **revitalization** of buildings and infrastructure



# DOWNTOWN LODI SPECIFIC PLAN?

- A specific plan is a planning document
- It typically guides future development with a 20-year horizon
- It is not a specific project or development
- For a specific geographic area 





Original City Hall/Fire Station (Currently Being Renovated)



# SPECIFIC PLAN AREA

- Lockeford Street/ Softball Complex/ Armory Park
- Lodi Avenue
- Pleasant Avenue
- Washington Street

Downtown Specific Plan Boundary



# DOWNTOWN LODI TODAY



Elm Street  
(Looking North)



# DOWNTOWN LODI TODAY



Pine Street  
(Looking  
South)



# WHAT IS A SPECIFIC PLAN?



# SPECIFIC PLAN OVERVIEW

## General Plan

- City's **long-term vision** for the future
- Policy goals & objectives to guide the City's physical development





# GENERAL PLAN DIRECTION FOR DOWNTOWN

- Center of tourism, business, social, and civic life
- Mix of commercial, office, civic, and residential
- Enhanced eastern side of the railroad tracks
- Rehabilitation of key sites
- Maintain small-town character
- Respect existing neighborhoods and historic downtown and buildings
- Incentivize infill housing
- Provide and maintain park and recreation facilities and improve connectivity





# SPECIFIC PLAN OVERVIEW

## Zoning Code

- Establishes land uses and development standards for private development

## Specific Plan

- Provides a vision and direction for a specific area (public & private)
- Provides a customized regulatory framework
- Takes precedence over standards set by the Zoning Code





# WHAT WILL A SPECIFIC PLAN DO?

## A Specific Plan establishes the following:

- Land uses and development standards\*
- Mobility Plan
- Urban design and streetscape improvement concepts
- Public infrastructure improvements
- Implementation actions and programs

*\*Land uses are not tenants*





## WHAT WILL THE SPECIFIC PLAN DO?

- Enhance Downtown look, feel, & function
- Define the right balance of uses
- Guide size, shape, and design of private development projects
- Increase the economic vitality
- Enliven public spaces
- Identify future community gathering spaces
- Improve walking, bicycling, & driving
- Increase connectivity



# PROJECT TIMELINE

## Phase 1



Steering Committee Kick-off Meeting on 10/8/24



# PROJECT TIMELINE

Phase 2

Phase 3

Phase 4





**DISCOVERY**



# SETTING

## Connectivity/ Mobility

- *General Plan, 2010*
- *Downtown Development Standards & Guidelines, 2007*
- *Eastside Mobility and Access Plan, 2006*
- *Bicycle Master Plan, 2012*
- *Environmental Justice Element Public Review Draft, 2024*
- *Average Daily Traffic Volume Map, Public Works, 2024*
- *Transportation Injury Mapping System (TIMS), UC Berkeley, 2024*
- *Downtown Parking Map, Public Works, 2023*



# ROADWAY NETWORK

- Highways
  - SR-99, SR-12 (not in downtown)
- Arterials ( ——— )
  - Lodi Ave, Lockeford St, Church St, Stockton St
- Collectors ( ——— )
  - West Elm St, West Pine St
- Local Roads
  - All others

## Connectivity/ Mobility







# EXISTING CONDITIONS

## Pedestrian Network

- Generally complete
- Some gaps, notably east of tracks



## Bicycle Network

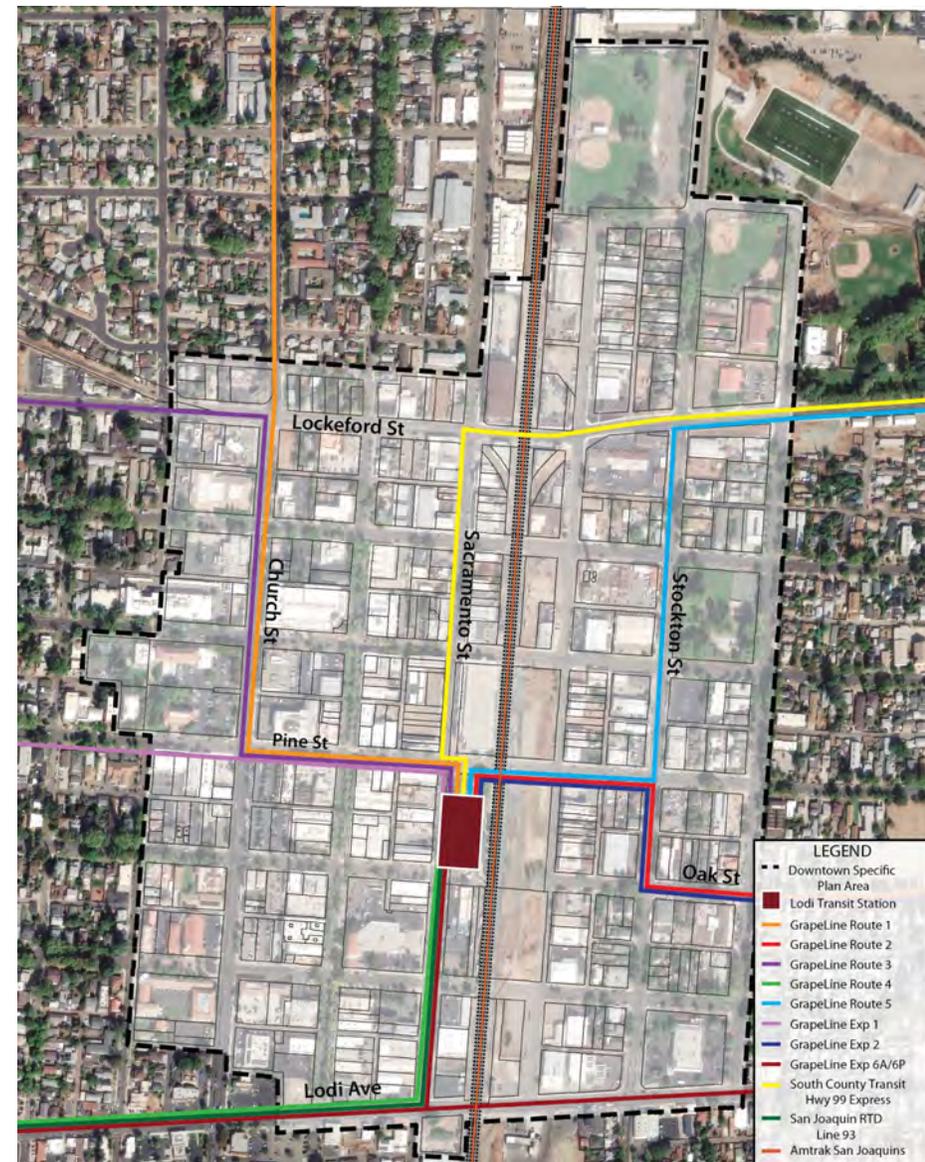
- Bike lanes: Elm St, Stockton St, Pine St, Church St
- Bike routes: Lockeford St, Elm St, Lodi Ave
- General lack of bike parking/racks

## Transit Network

- Grape Line (in/around City of Lodi)
- San Joaquin RTD (to/from Stockton)
- South County Transit (to/from Sac County)
- Amtrak San Joaquin (Sac to Bakersfield)



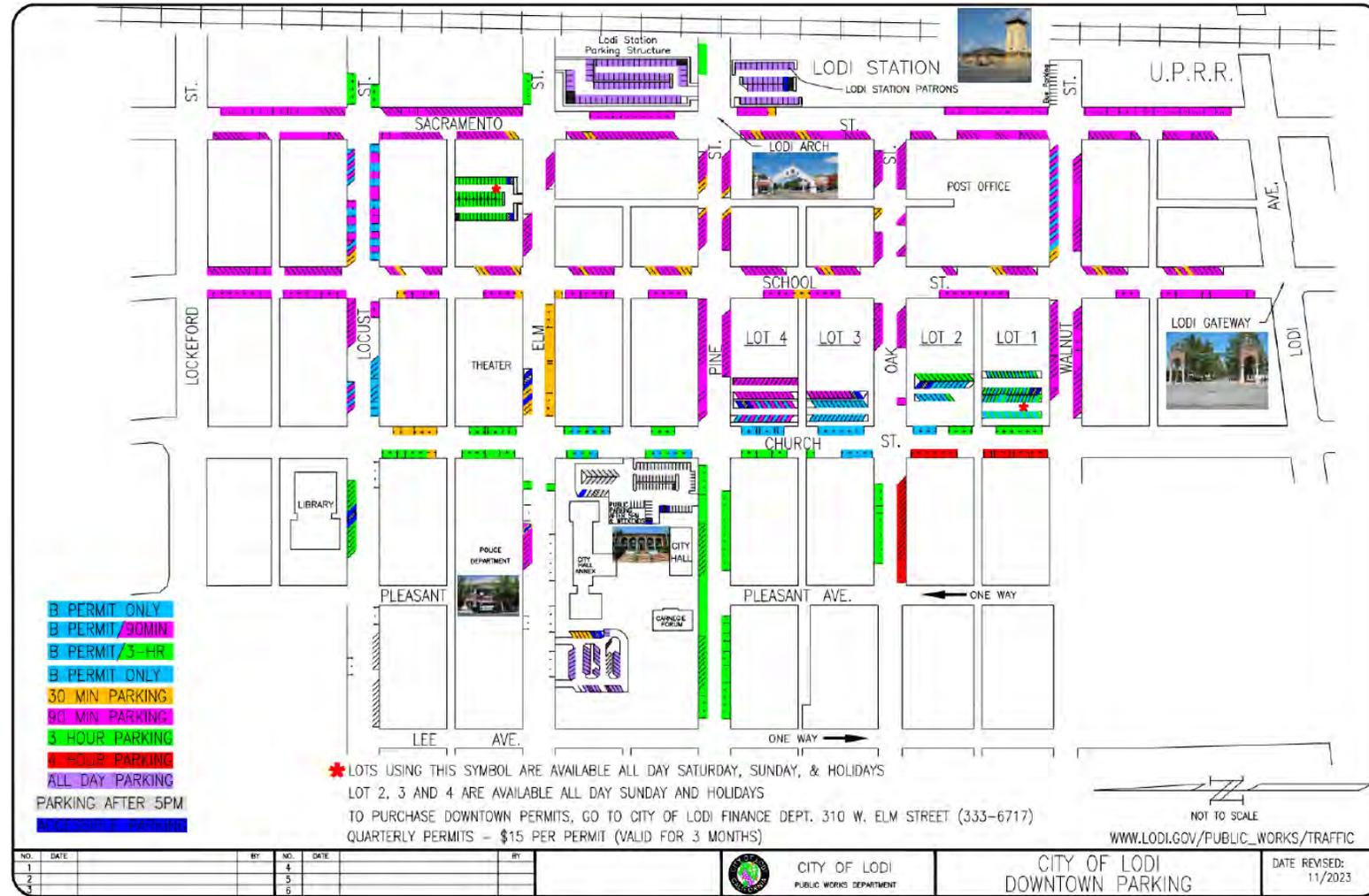
## Connectivity/ Mobility



# EXISTING CONDITIONS

## Parking

- Predominantly 90-min on-street
- 330-space central garage, underutilized





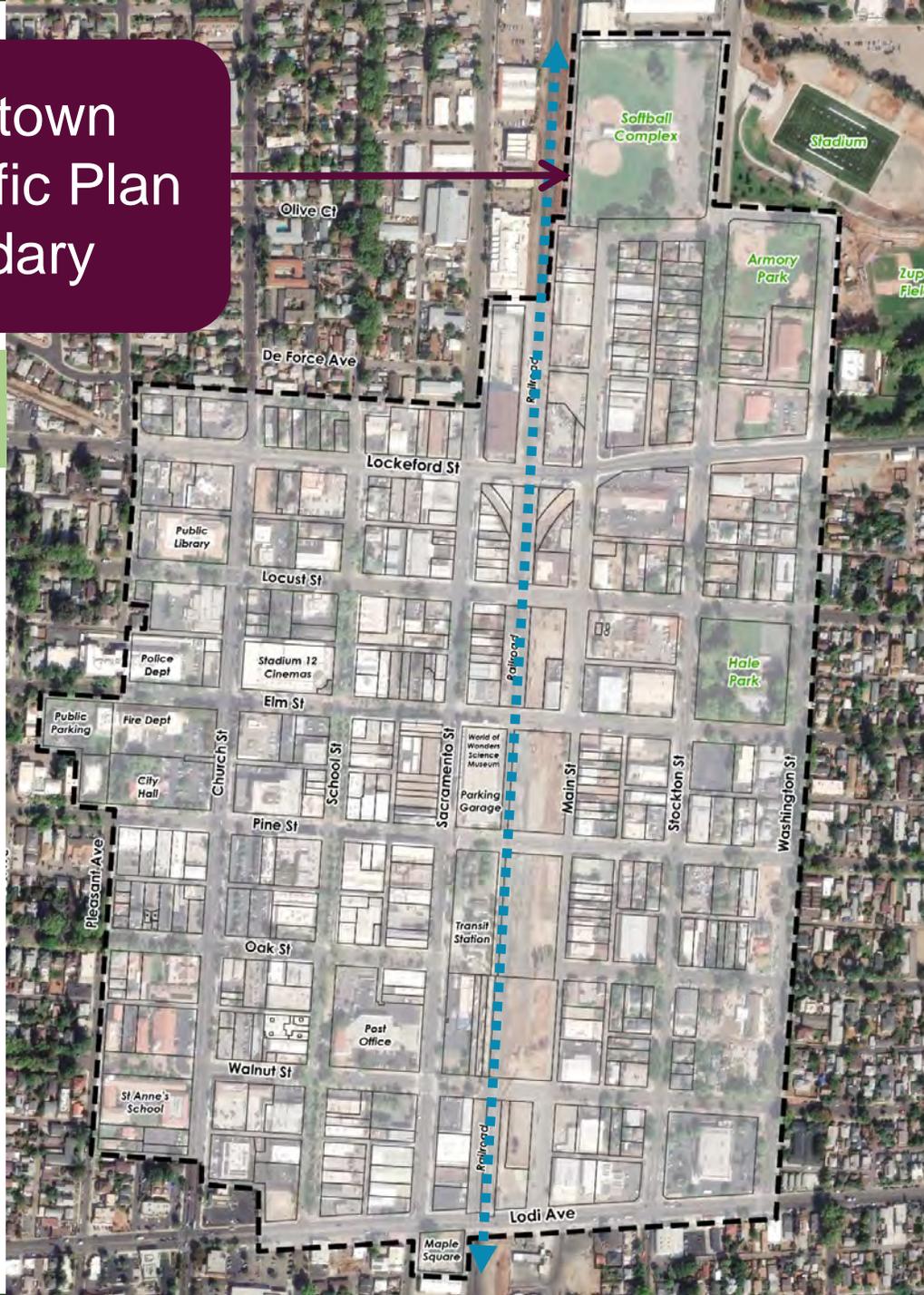
# Downtown Specific Plan Boundary

## EXISTING CONDITIONS

## MOBILITY

## Challenges

### Assets



- Walkable Downtown
- Grid system
- Parking structure
- New or improved bicycle and pedestrian facilities
- Transit facility enhancements
- Alley network

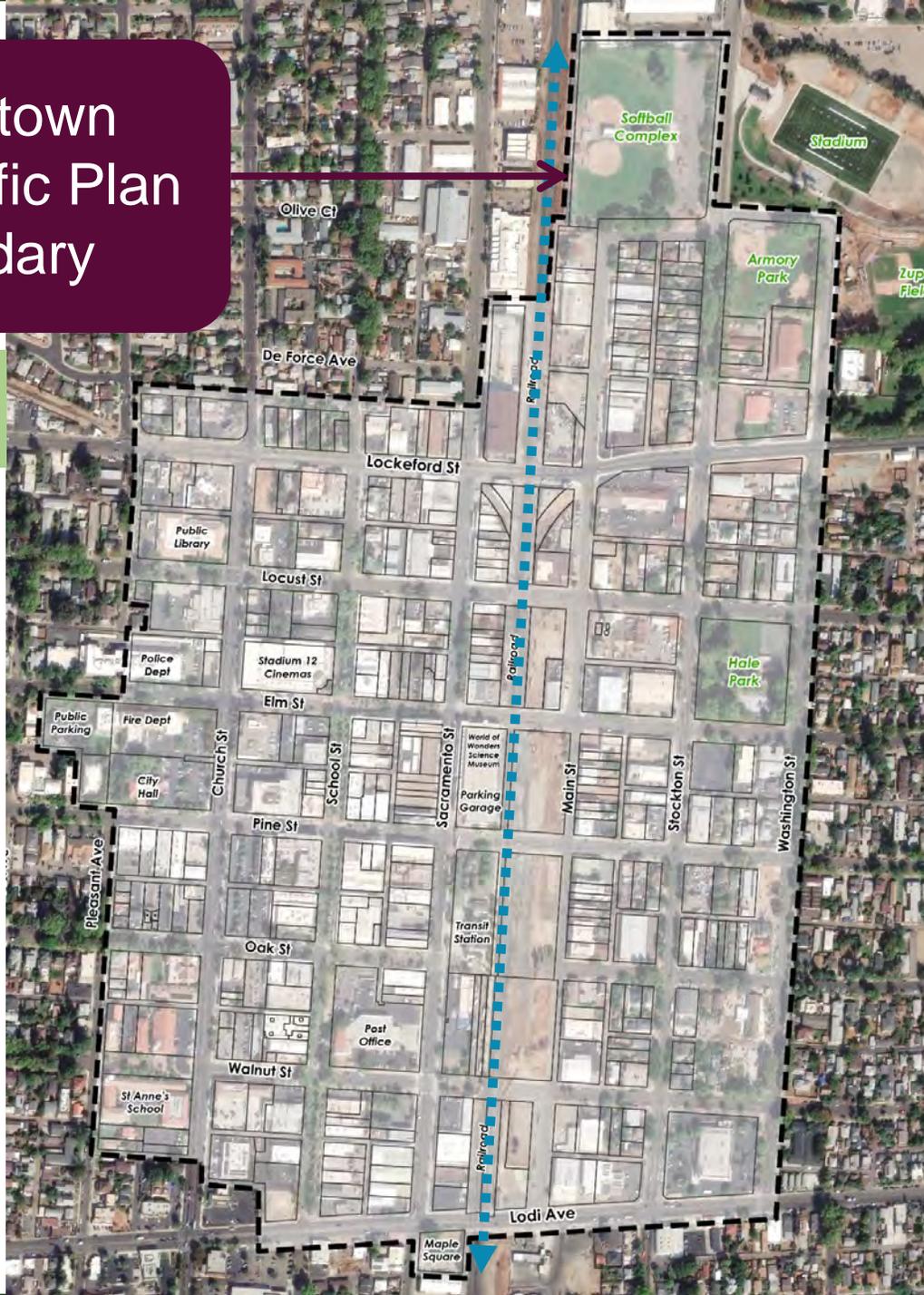
- Railroad bisecting Downtown
- Parking supply perceptions
- Collision hotspots
  - North Church Street/ West Lodi Avenue
  - North Sacramento Street/Lockeford Street
- Auto-oriented transportation network



## Downtown Specific Plan Boundary

### Assets

- Destination location – active storefronts, WOW, dining, entertainment, wine and beer commerce
- Quaint character
- Pedestrian friendly Downtown
- Infill opportunity sites
- Parking structure, public lots, & alleys



### EXISTING CONDITIONS

### LAND USE

### Challenges/ Opportunities

- Passenger rail moved
- Rail crossing creates a connectivity divide
- Underutilized sites and vacant buildings
- Limited housing and 24/7 activities
- Limited streetscape improvements
- Hale Park



# Downtown Specific Plan Boundary



# EXISTING CONDITIONS

## Known Historic Resources

Train Depot



City Hall



Carnegie Library



Hotel Lodi



Lodi Armory



Lodi Arch



# EXISTING CONDITIONS

Unified Streetscape Elements & Theme

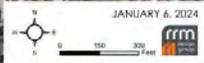




# Downtown Specific Plan Boundary



	Specific Plan Boundary		Bank
	State/Federal Property		SBE Valued (assumed UPRR)
	Misc City Property		Parking Lot (no fee)
	Underutilized Property (Com/Ind)		



# EXISTING CONDITIONS

## Ownership and Vacancies

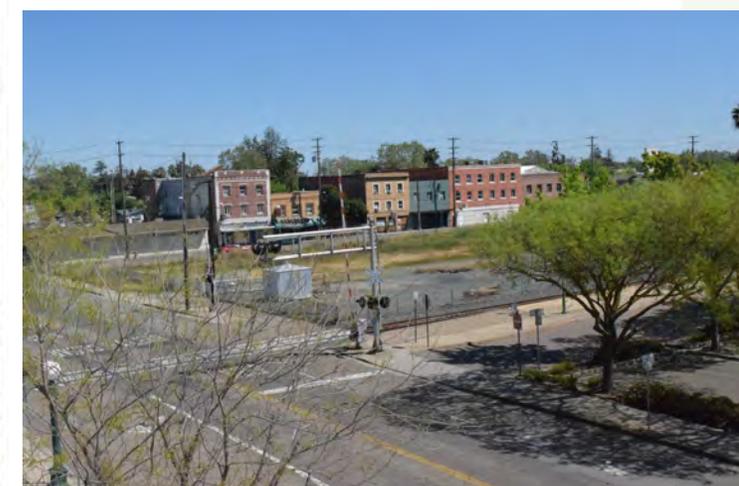
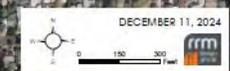
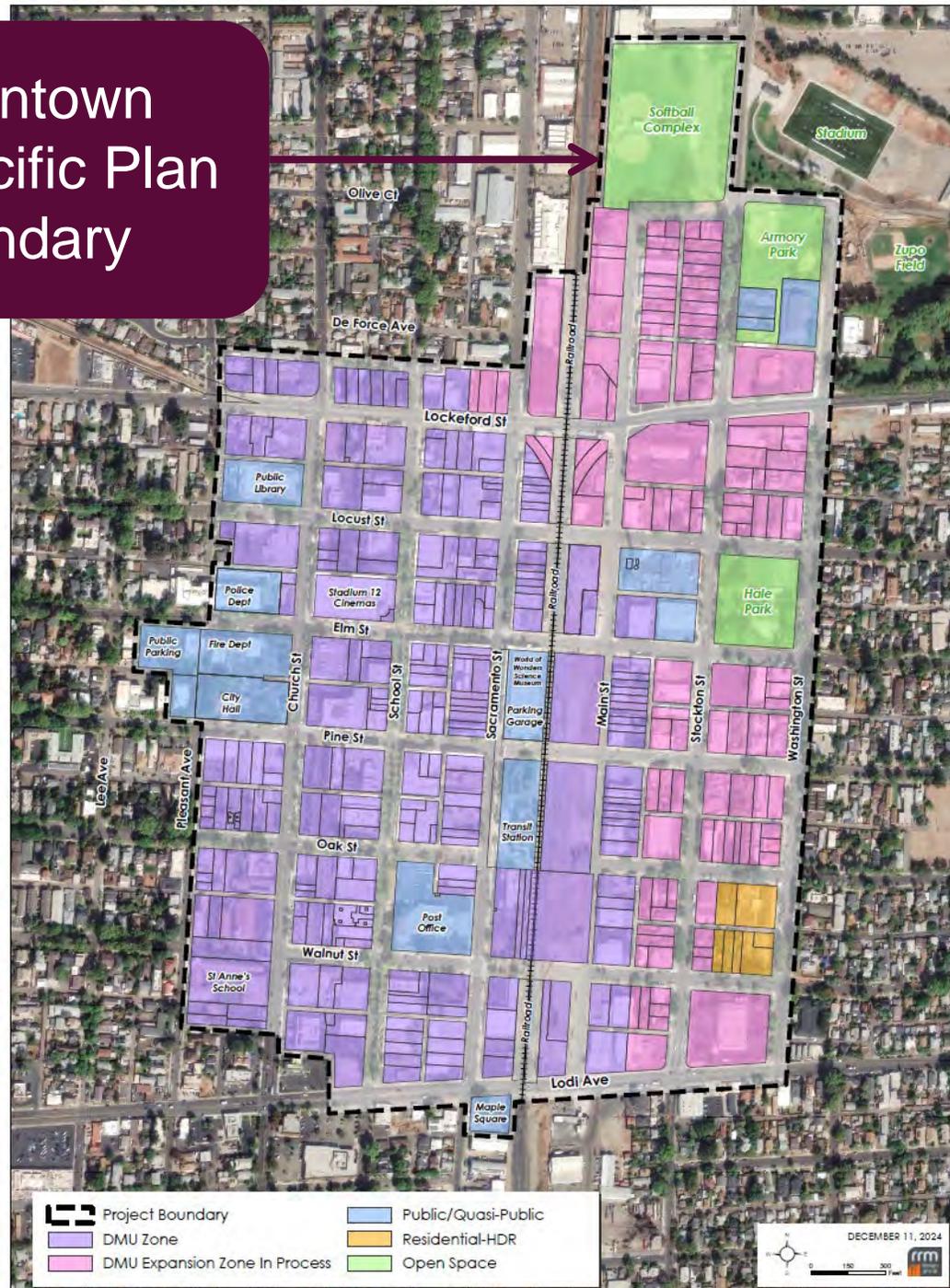
- City owned
- State/Federal
- Union Pacific
- Bank owned
- Underutilized/ Opportunity



# Downtown Specific Plan Boundary

# EXISTING CONDITIONS

## Existing Zoning

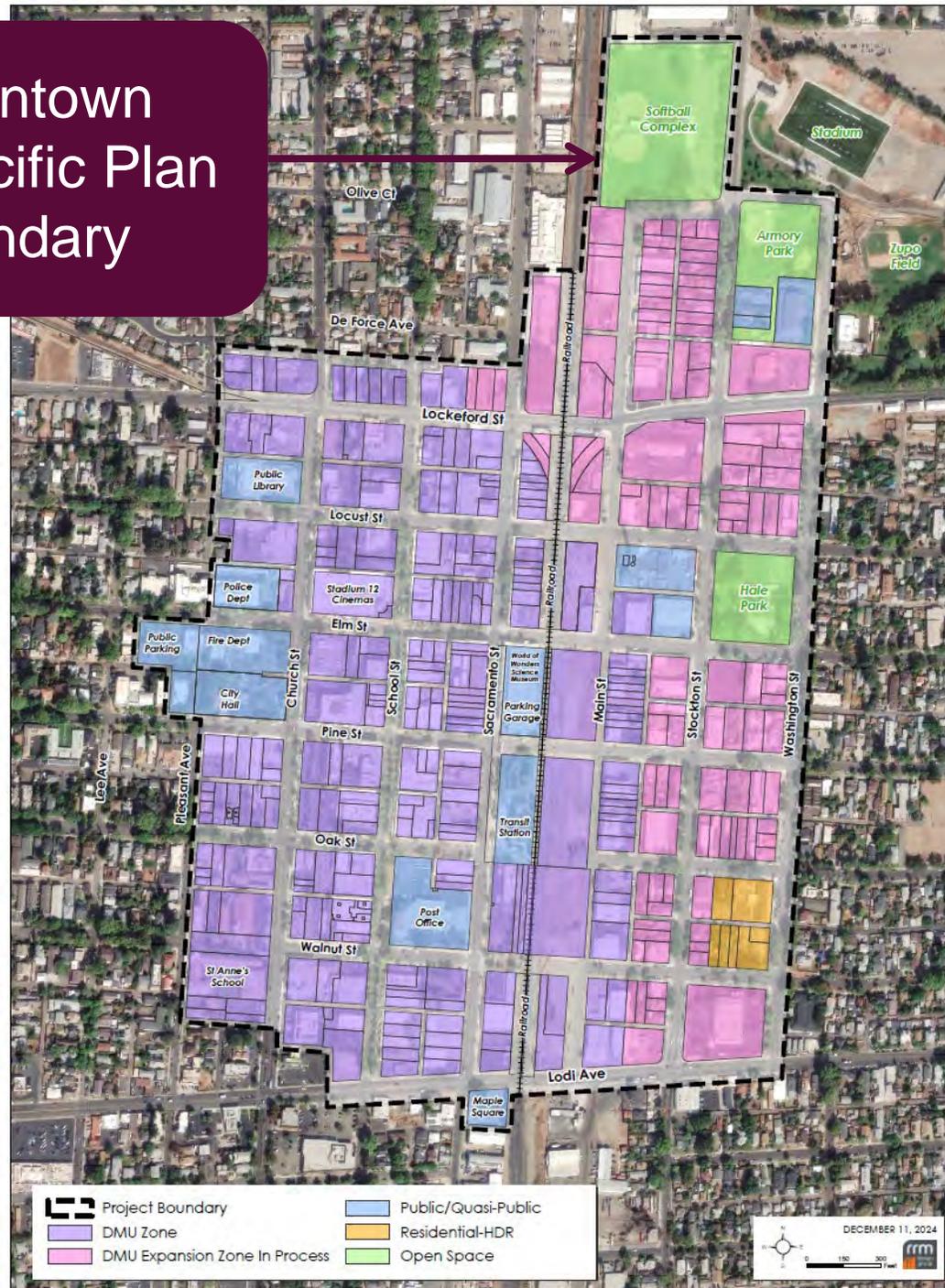




## Downtown Specific Plan Boundary

### Downtown Mixed-Use District (DMU):

- Commercial (retail, entertainment, restaurant, office)
- Residential (mixed and standalone)
- Building heights
  - Min. 20 ft.
  - Max. 6 stories/ 75 ft.
- No parking required



## EXISTING CONDITIONS

### Existing Zoning

- Storefronts located at street level
- Shared parking arrangements are encouraged
- Service access from rear alleys or side streets
- Trash and loading not be visible from street



# MARKET DEMAND

### Summary 20 Year Forecast Citywide and Downtown Lodi

Land Use Type	City of Lodi		Downtown Lodi		Comment on Downtown Market
	Low	High	Low	High	
Hotel Demand (Units)	700	1,000	120	200	Should encourage boutique hotels downtown
Multi- Family Housing (Units)	1,400	2,000	200	400	Does not include below market housing
Retail & Restaurant Space (Sq Ft)	1,000,000	1,200,000	80,000	120,000	Food, beverage and specialty shops
Office/Lab Space (Sq Ft)	100,000	200,000	25,000	40,000	Upper floor of mixed use buildings

Source: Land Econ Group





# WINE TOURISM

## Economic Research

Key components of **successful wine tourism** in other downtowns:

- High-quality **wine country hotel**
- **Quality restaurants** to complement the wine
- Inclusion of a **central public space or plaza**
- Maintaining a **small-town scale**
- The **preservation and adaptive reuse** of historic buildings



Hotel Healdsburg

Mattei's  
Tavern  
Los Olivos



Sonoma Plaza



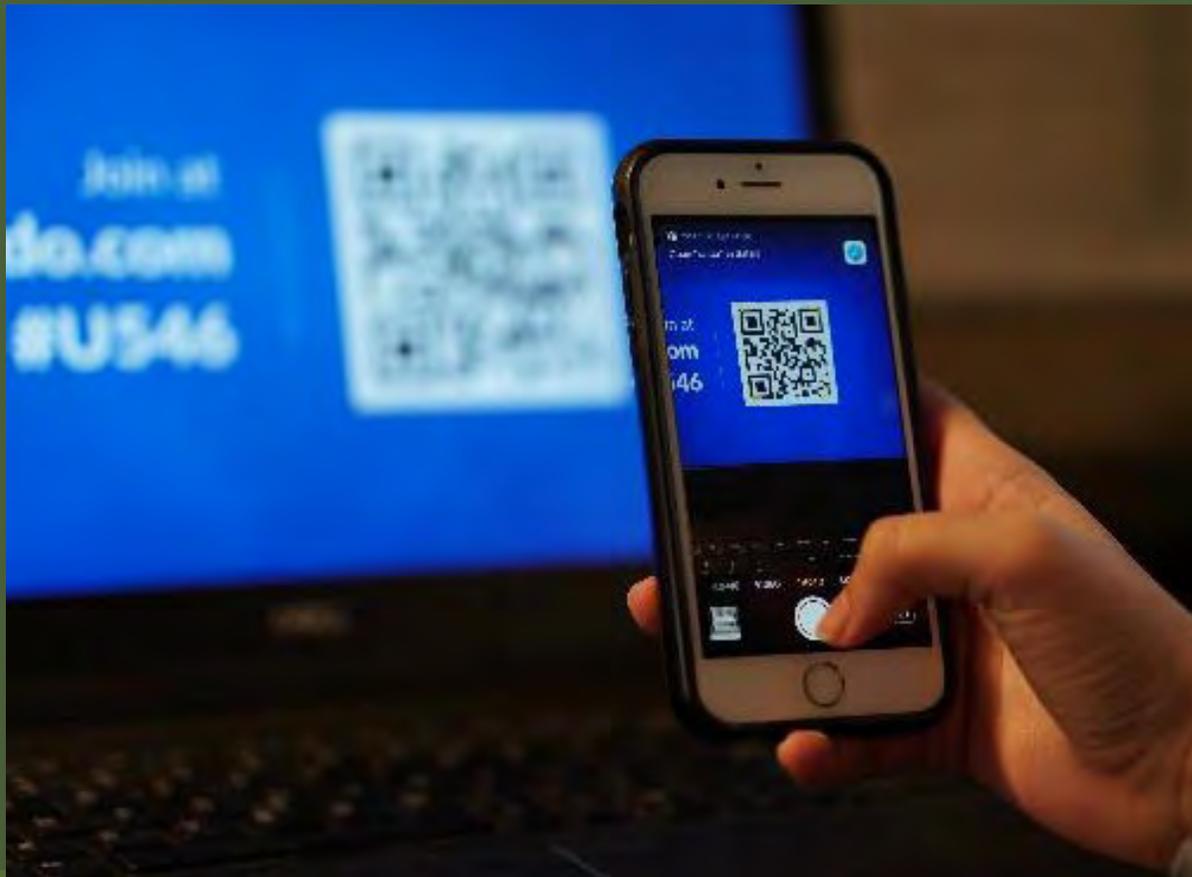
## NEXT STEPS

### ADDITIONAL COMMUNITY OUTREACH:

- Share the online **Community Questionnaire**
- **Project Website** - coming soon
- Future Specific Plan information and exhibits will be on display at **22 Main Street**
- **Join us February 4 & 5 for the Multi-Day Community Charrette**

# INTERACTIVE EXERCISE

Participate in our Live Poll on [sli.do.com](https://sli.do.com)



## Option 1:

Join via web browser by going to [sli.do.com](https://sli.do.com) and typing in the event passcode

Joining as a participant?

No account needed.

#445404

---

## Option 2:

Join via your smart phone by opening your camera app and scanning the QR code

OR





THANK YOU!

Contact  
[planningdivision@lodi.gov](mailto:planningdivision@lodi.gov)  
to be added to the mailing list for  
project updates